



**PROPERTY DESCRIPTION OF 4.31 ACRES**  
BRAZOS COUNTY, TEXAS

FIELD NOTES FOR THAT CERTAIN TRACT OF LAND BEING 4.31 ACRES SITUATED IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF LOT 3, BLOCK 3 OF THE BRYAN INDUSTRIAL PARK, PHASE II PLAT AS RECORDED IN VOLUME 847, PAGE 403 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS (ORBCT), SAID TRACT DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE EAST RIGHT-OF-WAY LINE OF PHIL GRAMM BOULEVARD (60' RIGHT-OF-WAY) SAME BEING THE NORTHWEST CORNER OF AN AMENDED PLAT OF LOT 4, BLOCK 3, RECORDED IN VOLUME 8784, PAGE 31 (ORBCT) AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 12°27'56" WEST, 550.00 FEET;

THENCE NORTH 12°27'56" EAST, 400.89 FEET WITH SAID RIGHT-OF-WAY OF PHIL GRAMM BOULEVARD TO A 1/2 INCH IRON ROD CAPPED "RPLS 6047" SET FOR THIS NORTHWEST CORNER, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 12°27'56" EAST, 469.58 FEET,

THENCE LEAVING SAID RIGHT-OF-WAY AND CROSSING LOT 3, BLOCK 3 FOR THE FOLLOWING CALLS:

SOUTH 77°32'04" EAST, 443.89 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 6047" SET FOR THIS NORTHEAST CORNER,

SOUTH 20°37'10" WEST, 85.77 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 6047" SET FOR CORNER,

SOUTH 00°00'00" WEST, 95.67 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 6047" SET FOR CORNER,

SOUTH 05°05'03" EAST, 100.52 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 6047" SET FOR CORNER,

SOUTH 12°01'19" EAST, 106.91 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 6047" SET FOR CORNER,

SOUTH 05°47'53" EAST, 31.00 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 6047" SET FOR THIS SOUTHEAST CORNER IN THE NORTH LINE OF SAID LOT 4, BLOCK 3, AND

NORTH 77°32'04" WEST, 536.06 FEET WITH THE NORTH LINE OF LOT 4, BLOCK 3, TO THE POINT OF BEGINNING AND CONTAINING 4.31 ACRE OF LAND, MORE OR LESS.



**Gessner Engineering**

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|            |         |
|------------|---------|
| JOB NO.    | 13-0389 |
| DRAWN BY   | JBT     |
| CHECKED BY | GH      |

SHEET: 1 OF 1

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS

WE, BRYAN BUSINESS COUNCIL, INC., OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE OWNER TO THE CITY OF BRYAN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, GREENWAYS, INFRASTRUCTURE, EASEMENTS, AND PUBLIC PLACES THERON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ALL SUCH DEDICATION SHALL BE IRREVOCABLE UNLESS BEING EXPRESSLY PROVIDED OTHERWISE.

DENISE GOEHRING, EXECUTIVE DIRECTOR

**NOTARY PUBLIC CERTIFICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DENISE GOEHRING KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS XXXX DAY OF XXXX, 20XX.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

**CERTIFICATE OF CITY ENGINEER**

I, PAUL KASPAR, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.

CITY ENGINEER  
CITY OF BRYAN, TEXAS

**CERTIFICATE OF CITY PLANNER**

I, LINDSEY GUINDI, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.

CITY PLANNER  
CITY OF BRYAN, TEXAS

**CERTIFICATE OF PLANNING AND ZONING COMMISSION**

I, MICHAEL BECKENDORF, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE COMMISSION ON THE \_\_\_ DAY OF \_\_\_, 2013.

CHAIR, PLANNING AND ZONING COMMISSION  
CITY OF BRYAN, TEXAS

**CERTIFICATE OF THE COUNTY CLERK**  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, KAREN MCQUEEN, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_ DAY OF \_\_\_, 2013, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME \_\_\_ PAGE \_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

COUNTY CLERK  
BRAZOS COUNTY, TEXAS

PRELIMINARY

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, GREGORY HOPCUS, REGISTERED PUBLIC SURVEYOR NO. 6047 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

GREGORY HOPCUS  
AUGUST 14, 2013  
R.P.L.S. NO. 6047